

Limington Planning Board
Held
March 20, 2023

The meeting was called to order at 7:00 p.m. at the Limington Municipal Complex by Chair, Joyce Foley. Planning Board members present: Joyce Foley, Darryl Hubbard, Pete Langevin, Debra Black, Bob Gervais and Victoria Kundishora.

Staff present: Craig Galarneau, Code Enforcement Officer

Staff absent: Donna Sawyer, Secretary to the Board

Others present: Chris Chadzik, John and Pam Palmitessa of JP Construction, and Carl Nelsen, III

Agenda Items

1. Conditional Use Permit application for a Repair Garage at 173 Beaver Berry Road, Map R9, Lot 35 – Carl Nelsen, III, applicant
2. Lot Line Change for 2 lots on Coventry Drive, in the Coventry North Subdivision – Christopher & Holly Chudzik, owners
3. Suzette Harvey, Realtor, to discuss 2 uses on one lot
4. Board Elections
5. Minutes of March 6, 2023
6. Other business

Conditional Use Permit application for a Repair Garage - 173 Beaver Berry Road, Map R9, Lot 35 – Carl Nelsen, III, applicant

Chair Foley asked Carl Nelsen, III, to present his application and what kind of business he would like to have on his property. Nelsen explained it would be an automotive repair shop and would include routine maintenance on automobiles. Mr. Nelsen said he already has all of the equipment needed to operate. He also plans to pave the road to his shop.

Chair Foley stated that he would be on the agenda at our April 3, 2023, meeting at 7:00 pm and the Board will hold a public hearing providing the general public an opportunity to ask questions. Mr. Nelsen asked if he needed to bring anything else to the meeting. Bob Gervais, Board Member, outlined what the Ordinance requires for dealing with hazardous waste and noise. Bob suggested that Mr. Nelsen provide a better description of how he plans to dispose of waste as well as keep noise pollution down.

Chair Foley said she had already done a site walk as well as Craig Galarneau, the Code Enforcement Officer. She asked if others would like to do a site walk. It was determined it was not necessary.

Mr. Nelsen said that he has insulated doors on the garage to help with noise pollution.

A motion was made by Bob Gervais to accept the application and Debra Black seconded the motion. All in favor and motion passed.

Lot Line Change for 2 lots on Coventry Drive, in the Coventry North Subdivision – John Palmitessa

John Palmitessa reviewed the map and lot lines as presented to the Board. He discussed the 30 feet setback required and the agreement he and his neighbors had reached regarding the lot line changes.

Chair Foley asked if the document showing the new lot lines had been recorded. Mr. Palmitessa said it was not necessary with subdivisions before 1976. Chair Foley stated that a copy of the survey needs to be provided so the members can sign it.

Bob Gervais asked if new deeds had been drafted reflecting the new lots lines? Palmitessa indicated that new deeds were drafted and had already been recorded with the Registry.

Chair Foley stated that she had checked with the Maine Municipal Association (MMA) to determine if a public hearing had to be held for a lot line change within an already established subdivision when abutters have agreed and have it surveyed. The answer from MMA is a follows:

“The Planning Board would generally follow the same procedures that are currently in effect to approve a subdivision application when reviewing an amendment or revision to an approved subdivision plan (unless a local ordinance provides otherwise).” Since John Palmitessa is not the original subdivider, a Public Hearing is not warranted. Chair Foley asked who the original subdivider was and Debra Black stated that she believed it was Collin Brothers who built the original site.

Chair Foley said the changes to the lot lines need to be reflected on a mylar to show the changes from the original subdivision. Mr. Palmitessa stated that he would provide copies to the Board to sign.

Suzette Harvey, Realtor, Discussion of allowing 2 structures on a lot on Doles Ridge Road

Suzette Harvey was not in attendance, therefore, the agenda item was tabled.

Election of Officers of the Board

Chair Foley stated that a vote for Chairman and Vice Chairman of the Board needs to be done annually. Debra Black made a motion to nominate Joyce Foley as Chair. Bob Gervais seconded the motion. All in favor and motion carried.

Chair Foley then made a motion to nominate Bob Gervais as Vice Chair for 2023. Debra Black seconded the motion and all in favor and motion carried.

Meeting Minutes of March 6, 2023

Chair Foley stated that because Donna Sawyer is absent tonight, the March 6 minutes will be reviewed at the next meeting on April 3, 2023.

Other Business

Chair Foley said she had received a phone call from Luke Taylor regarding the Tucker Bend II Subdivision. He asked if the soil evaluator states the soil is fine, does every site need to be tested? Hubbard stated that it does for the septic systems and therefore each lot needs to be tested.

Debra Black asked if the water level needs to be tested as well. Hubbard stated that a soil test indicates the water levels. The Ordinance requires that a licensed, qualified engineer surveys every lot.

These minutes were taken and transcribed by Board Member, Victoria Kundishora. The secretary has gone through the minutes to ensure that the format corresponds with other minutes on file. The secretary also wants to thank Victoria for taking such wonderful notes.

The meeting adjourned at 7:35 pm.